



**2012-014400**  
**Klamath County, Oregon**  
 12/27/2012 02:50:12 PM  
 Fee: \$42.00

After recording return to:

Roger Nicholson

PO Box 458

Fort Klamath, OR 97626

Until a change is requested all tax statements shall be sent to the following address:

Roger Nicholson

PO Box 458

Fort Klamath, OR 97626

Escrow No. MT95929-KR

Title No. 0095929

SWD r.020212

### STATUTORY WARRANTY DEED

**Charley Livestock Co., an Oregon corporation,**

Grantor(s), hereby convey and warrant to

**Roger Nicholson,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

That portion of the SW1/4 of the NE1/4 of Section 6, Township 33 South, Range 71/2 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the present Fort Klamath-Crater Lake Highway. Also the W1/2 of the SE1/4 and the SE1/4 of the SE1/4 of Section 6; and the N1/2 of the NE1/4 of Section 7, Township 33 South, Range 71/2 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom that portion of the NW1/4 of the SE1/4 and the SE1/4 of the SE1/4 of Section 6, Township 33 South, Range 71/2 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly from the Fort Klamath-Crater Lake Highway, as shown in Deed dated January 11, 1945, recorded January 26, 1945 in Volume 172 at page 505, Deed Records of Klamath County, Oregon.

Also Excepting Therefrom that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by Deed recorded October 24, 1990 in Volume M90, page 21356, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$500,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

42 AMT

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

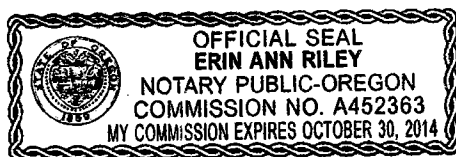
Dated this 26 day of **December**, 2012.

Charley Livestock Co., an Oregon corporation

X BY: Hugh Charley  
Hugh Charley, President

State of Oregon  
County of JACKSON

This instrument was acknowledged before me on **December** 26, 2012 by Charley Livestock Co., an Oregon corporation.



Erin Ann Riley  
(Notary Public for Oregon)

My commission expires 10-30-2014